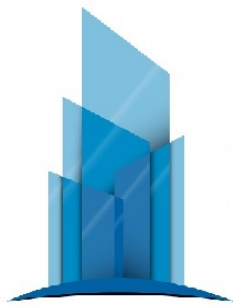


1 SITE PLAN  
SP.1



**RITESITE**  
**LLC**

184 Picketts Circle  
Acworth, Ga 30101  
(770) 529-8424  
[www.RiteSitePro.com](http://www.RiteSitePro.com)  
[Ron@RiteSitepro.com](mailto:Ron@RiteSitepro.com)  
Inspected By: Ron Haase



## Commercial Site Survey

Prepared For:  
**New**

Property Address:  
**3340 W. Southern Ave**  
**Phoenix, AZ 85041**

Inspected on Fri, Sep 28 2012 at 12:25 PM

# Table of Contents

General	4
Site	4
Exterior	9
Roofing	11
Interior	13
Structure	28
Restrooms	31
Built In Coolers	34
Electrical	34
HVAC	43
Plumbing	51
Garage / Warehouse	55
Report Summary	56

Thank you for the opportunity to conduct a commercial inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior , roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

## General

Inspector:	Ron Haase
Key Location:	Lockbox 1245
Property Type:	Freestanding
Stories:	One
Building SQFT:	3500
Approximate Age:	3
Front Door Faces:	South
Furnished:	Yes
Occupied:	No
Weather:	Sunny
Temperature:	Hot
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service
People Present:	Not Present

## Street Names

Front:	W. Southern Ave
Right Side:	O'reillys auto parts
Left Side:	Shopping center parking
Rear:	Aaron's

## Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Mostly Level
Vegetation:	Generally Maintained
Retaining Walls:	Not Present
Parking Lot / Drive Ways:	Asphalt
	Condition: Satisfactory
Parking Lot Dimensions:	256 X 230
Walkways:	Concrete
	Condition: Satisfactory
Walk Way/ Sidewalks Dimensions:	9-10 X 74
Site Sqft And Dimensions:	1280 x 450, 576000 SF
Steps/Stoops:	Not Present
Patios/Decks:	Not Present

(Site continued)



Comment 1:  
Front.



Figure 1-1



Comment 2:  
Right.



Figure 2-1



Comment 3:  
Left.



(Site continued)



Figure 3-1



Comment 4:  
Rear.



Figure 4-1

(Site continued)

## Parking Spaces

Number Of Parking Spaces:	100+
Number Of Handicap Spaces :	2
Number Of Handicap Signs :	2

---



Comment 5:  
Right.



Figure 5-1



Figure 5-2



Comment 6:  
Rear.

(Parking Spaces continued)



Figure 6-1



Figure 6-2



Comment 7:  
Left.



Figure 7-1



Figure 7-2

(Site continued)

# Parking Lot Lights

Parking Lights Type: Pole light  
Parking Lights Qty: 4+



Comment 8:  
Pole light.



Figure 8-1

# Misc Items (Drive Troughs Or Equipment

Type: Not Present

# Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering: Stucco, Stone  
Condition: Marginal  
Exterior Trim Material: Steel  
Condition: Satisfactory  
Windows: Aluminum store front  
Condition: Satisfactory

(Exterior continued)

Entry Doors:	Store front
	Condition: Satisfactory
Railings:	Not Present

## Exterior Wall Thickness Dimension

Front:	14
Right Side:	15
Left Side:	14
Rear:	14

## Exterior Wall Schematic Dimensions

Ground To Soffit:	11-3
Facia Height:	8"
Soffit Depth:	10-6
Mansard Height:	10-6
Parapet Height:	5-2
Total Height Of Building:	21-8

## Exterior Window Thickness Dimensions

Front ( Specify W x H, Sill Height And Header Height) :	(6)2-8.5 x 9-11.75 SH floor, (3)3 x 9-11.75 SH floor, (3)2-10 x 9-11.75 SH floor
Right Side ( Specify W x H, Sill Height And Header Height) :	(1) 2-8.5 x 9-11.75 SH floor, (1) 3 x 9-11.75 SH floor, (1) 2-10 x 9-11.75 SH floor, (1) 2-8 x 9-11.75 SH floor
Left Side ( Specify W x H, Sill Height And Header Height) :	(6)2-8.5 x 9-11.75 SH floor, (2)3 x 9-11.75 SH floor, (3)2-10 x 9-11.75 SH floor
Rear ( Specify W x H, Sill Height And Header Height) :	(6)2-8.5 x 9-11.75 SH floor, (3)2-10 x 9-11.75 SH floor

# Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	Walked Roof/Arms Length
Roof Design:	Flat
Roof Covering:	Roll Roofing
	Condition: Satisfactory
Approximate Roof Age:	3
Ponding Present?:	Not Present
Ventilation Present:	Not Present
Vent Stacks:	Plastic
	Condition: Satisfactory
Chimney :	Not Present
Sky Lights:	Not Present
Flashings:	Metal
	Condition: Satisfactory
Soffit and Fascia:	Steel
	Condition: Satisfactory
Gutters & Downspouts:	Hidden Box
	Condition: Satisfactory



Comment 9:  
Rooftop.



Figure 9-1



Figure 9-2



(Roofing continued)



Figure 9-3



Figure 9-4



Figure 9-5



Figure 9-6

(Roofing continued)



Figure 9-7



Figure 9-8

## Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Carpet, VCT Condition: Satisfactory
Walls:	Painted Drywall Condition: Satisfactory
Window Types:	Storefront Condition: Satisfactory
Window Materials:	Aluminum Condition: Satisfactory
Entry Door Types:	Hinged Condition: Satisfactory
Entry Door Materials:	Aluminum Store Front
Interior Door Materials:	Wood
Fireplace:	Not Present
Dimension- Floor To Ceiling-:	11-2.5 Condition: Satisfactory
Dimension- Ceiling To Joist:	4-2 Condition: Satisfactory
Dimension- Joist To Deck-:	2-6 Condition: Satisfactory



(Interior continued)

Dimension- Floor To Deck?:

17

Condition: Satisfactory



Comment 10:  
Front office.

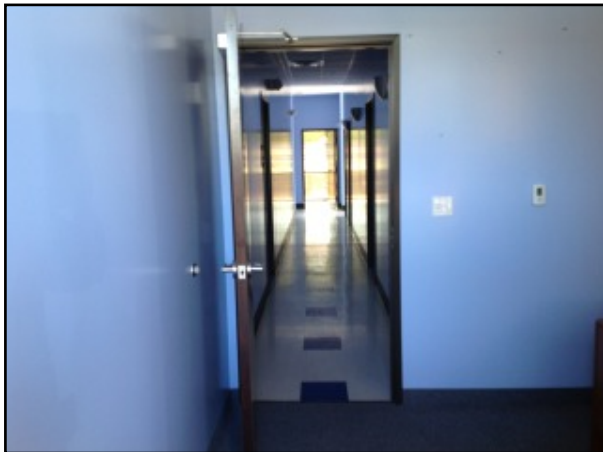


Figure 10-1

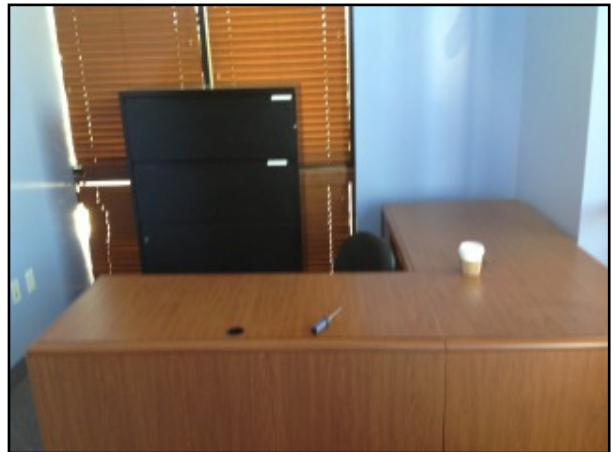


Figure 10-2



Comment 11:  
Left Hall.

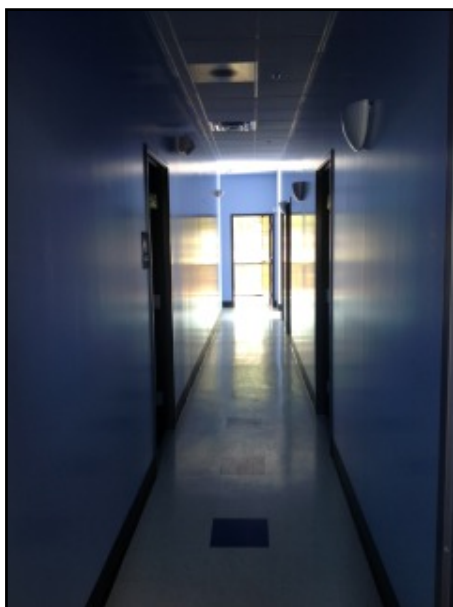


Figure 11-1

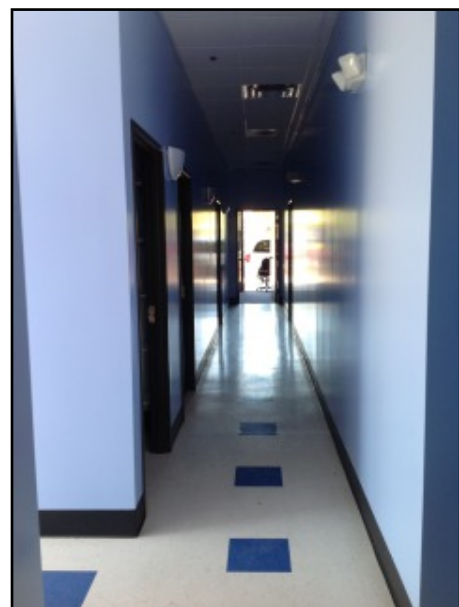


Figure 11-2

(Interior continued)



Figure 11-3

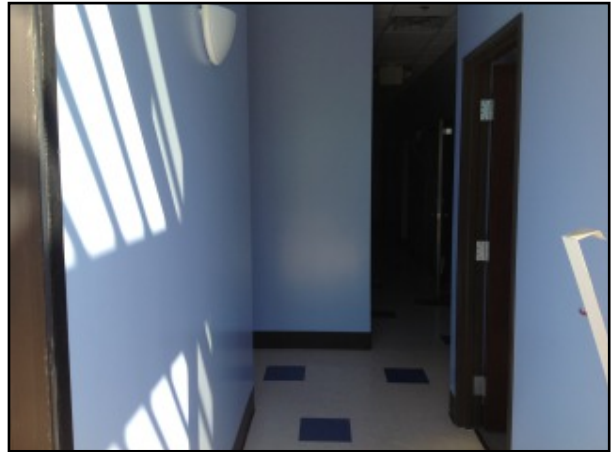


Figure 11-4



Comment 12:  
Offices left.

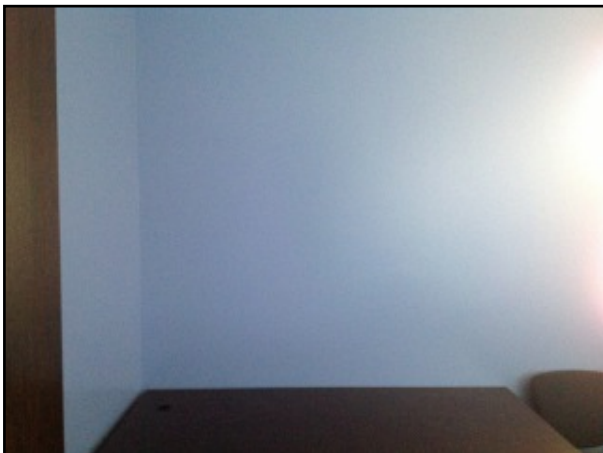


Figure 12-1

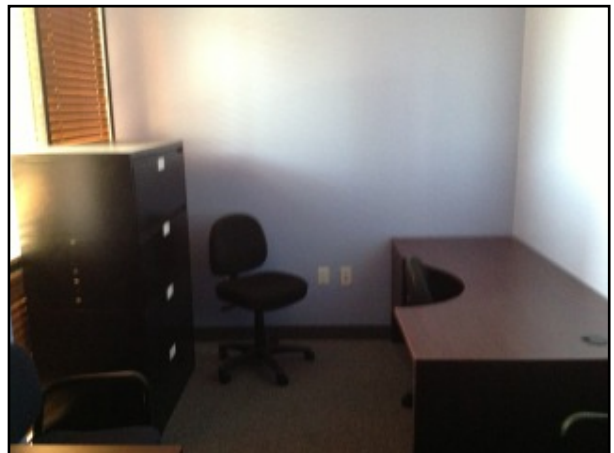


Figure 12-2

(Interior continued)



Figure 12-3

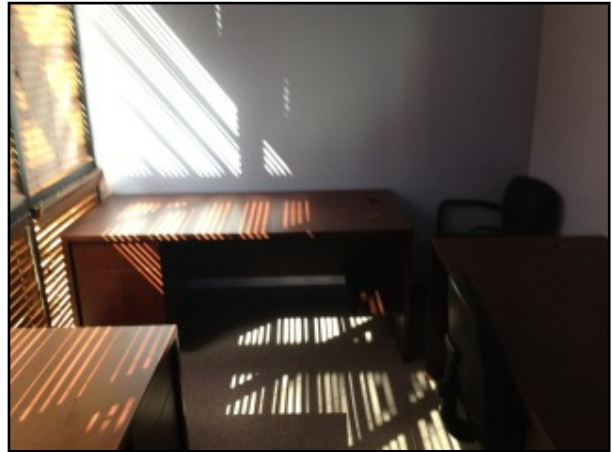


Figure 12-4



Figure 12-5

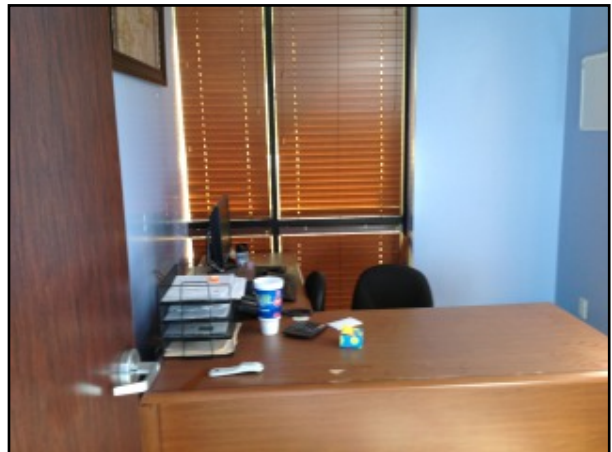


Figure 12-6



Comment 13:  
Back lab-rooms.

(Interior continued)



Figure 13-1

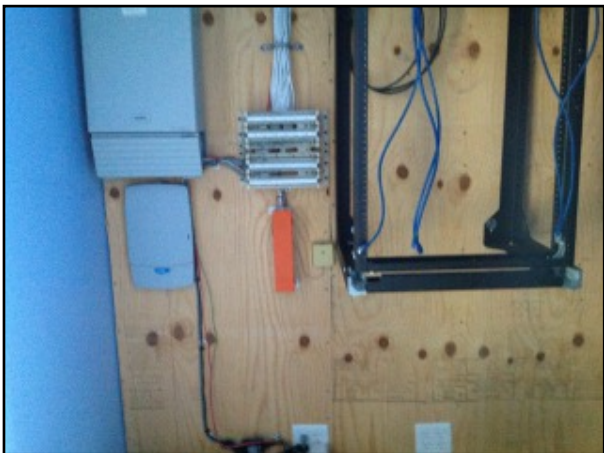


Figure 13-2



Figure 13-3

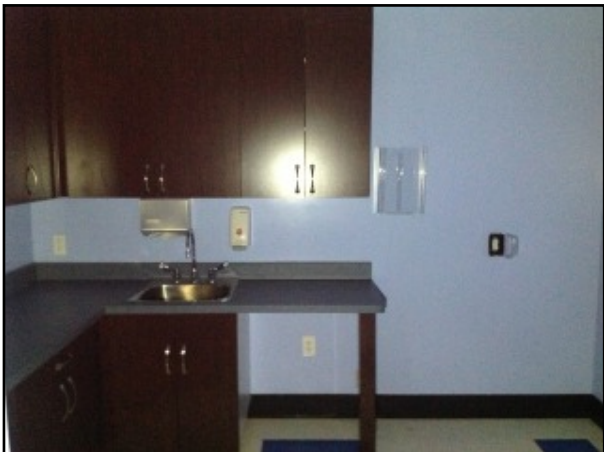


Figure 13-4



(Interior continued)



Figure 13-5

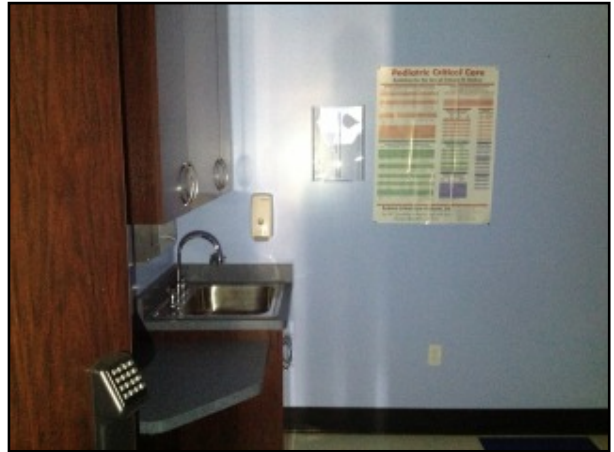


Figure 13-6

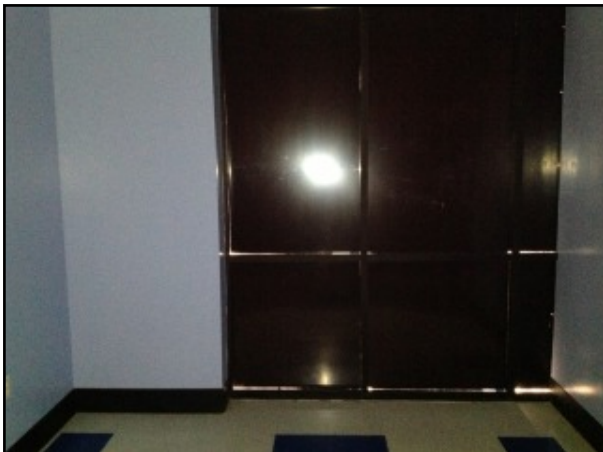


Figure 13-7



Figure 13-8



Comment 14:  
Middle left rooms.

(Interior continued)



Figure 14-1



Figure 14-2



Figure 14-3

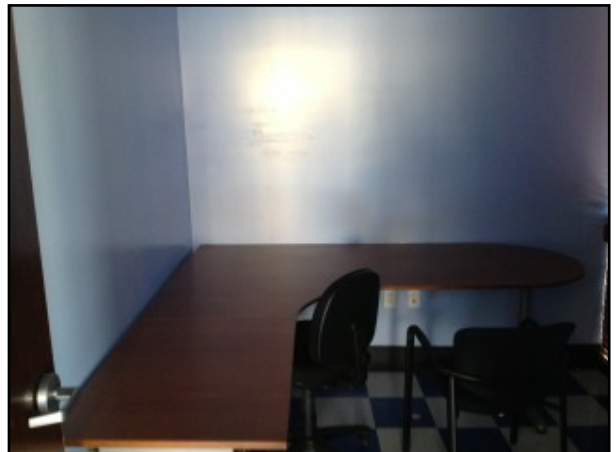


Figure 14-4

(Interior continued)

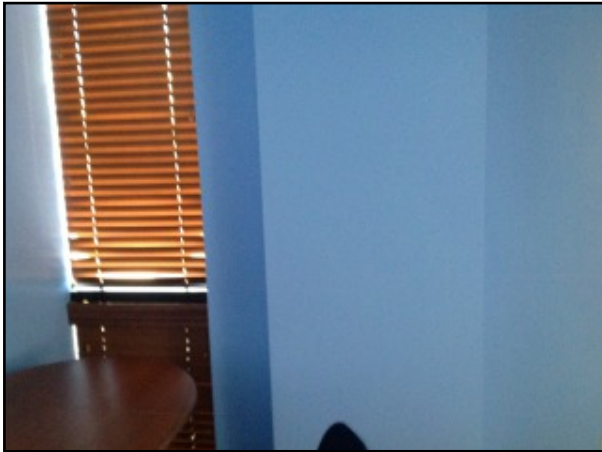


Figure 14-5



Comment 15:  
Waiting room area.



Figure 15-1



Figure 15-2

(Interior continued)



Figure 15-3



Comment 16:  
Mid and right halls.



Figure 16-1

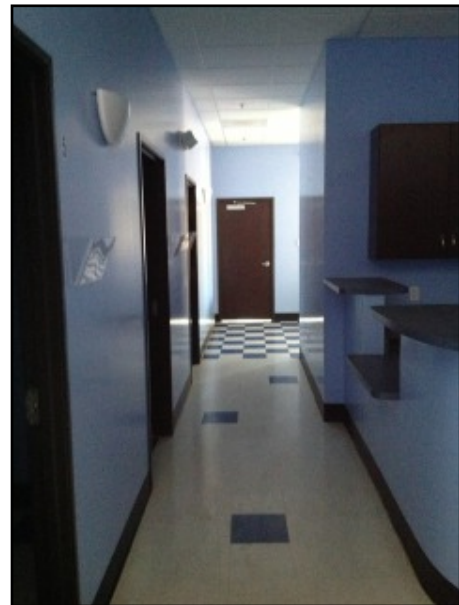


Figure 16-2



(Interior continued)

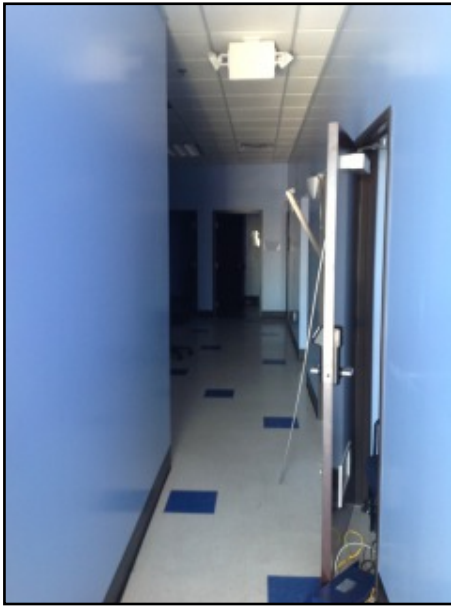


Figure 16-3



Figure 16-4



Figure 16-5



Figure 16-6



Comment 17:  
Mid reception and rooms.

(Interior continued)



Figure 17-1



Figure 17-2

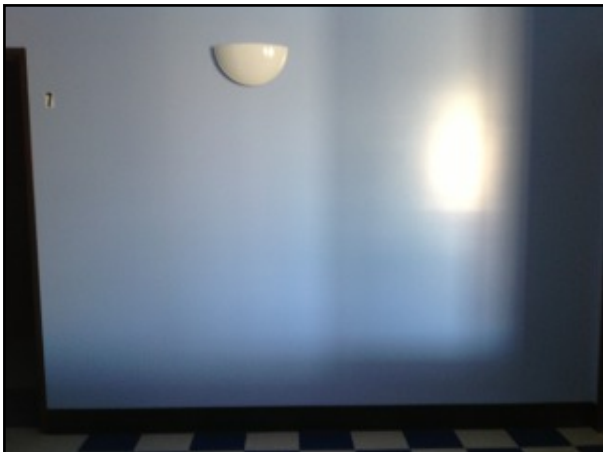


Figure 17-3



Figure 17-4

(Interior continued)

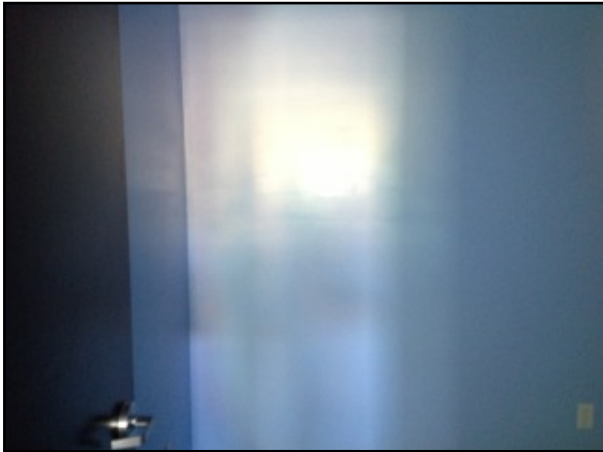


Figure 17-5

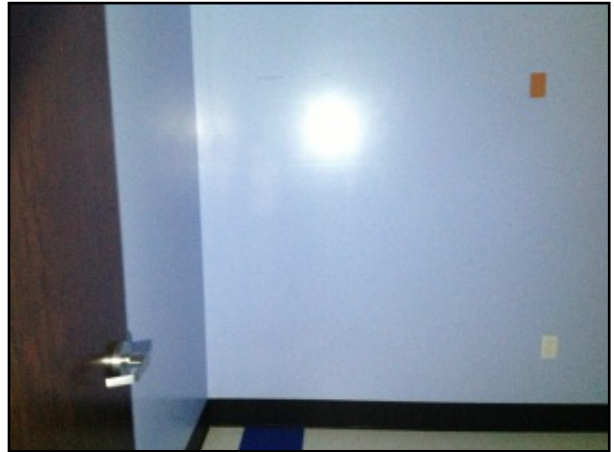


Figure 17-6

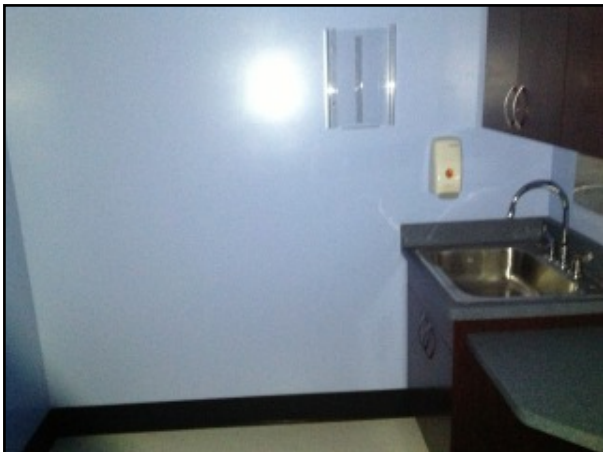


Figure 17-7



Figure 17-8

(Interior continued)



Figure 17-9



Comment 18:  
Right Rooms.



Figure 18-1



Figure 18-2

(Interior continued)



Figure 18-3



Figure 18-4



---

Comment 19:

(Interior continued)

## Door tags

- 1) SF/ 3 x 8/DB/ CL / RU
- 2) SC WD/ 3 x 7/ key/CL/RU
- 3) SC WD/ 3 x 7/ key/RU
- 4) SC WD/ 3 x 7/ key/RU
- 5)SC WD/ 3 x 7/ pass/RU
- 6)SC WD/ 3 x 7/key/RU
- 7)SF/ 3 x 8/DB/ CL / RU
- 8)SC WD/ 3 x 7/key/RU
- 9)SC WD/ 3 x 7/ pass/RU
- 10)SC WD/ 3 x 7/ keypad/CL/RU
- 11)SC WD/ 3 x 7/ keypad/CL/RU
- 12)SC WD / 3 x 7/ pass/RU
- 13)SC WD / 3 x 7/ pass/RU
- 14)SC WD / 3 x 7/ pass/RU
- 15)SC WD / 3 x 7/ key/CL/RU
- 16)SC WD / 3 x 7/ pass/RU
- 17)SC WD / 3 x 7/ pass/RU
- 18)SF / 3 x 8/ DB/CL/RU
- 19)SF / 3 x 8/ DB/CL/RU

(Interior continued)

20)SC WD / 3 x 7/ key/CL/RU

21)SC WD / 3 x 7/ pass/RU

22)SC WD / 3 x 7/ pass/RU

23)SC WD / 3 x 7/ pass/RU

24)SC WD / 3 x 7/ pass/RU

25)SC WD / 3 x 7/ pass/RU

26)SC WD / 3 x 7/ pass/RU

27)SC WD / 3 x 7/ Keypad/RU

28)SC WD / 3 x 7/ pass/RU

29)ST/3 x 7/ keypad/CL/RU

.

## Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Slab on Grade
Foundation Material:	Poured Concrete
	Condition: Satisfactory
Signs of Water Penetration:	Not Present
Prior Waterproofing:	Not Present
Floor Structure:	Concrete Slab
	Condition: Satisfactory
Subflooring:	Not Present
Exterior Wall Structure:	Full Masonry
	Condition: Satisfactory



(Structure continued)

Interior Wall Types:	Metal frame Condition: Satisfactory
Ceiling System:	Act 2x2 Condition: Satisfactory

## Ceiling Systems

Can The Ceiling Be Reused?:	No Condition: Satisfactory
Evidence Of Roof Leaks?:	Not Present

## Beams And Columns

Structural Beams Present?:	Not Present
Structural Beams Dimensions:	Not Present
Structural Post:	Not Present
Structural Post Dimensions:	Not Present

## Attic

Attic Entry:	Through ACT
Roof Framing Type:	Joist and Rafters Condition: Satisfactory
Roof Deck Material:	Plywood Condition: Satisfactory
Insulation:	Fiberglass Batts Condition: Satisfactory
Insulation R Value:	Not Present
Insulation Coverage:	Thruout



Comment 20:  
Above ceiling.



(Attic continued)



Figure 20-1



Figure 20-2



Figure 20-3

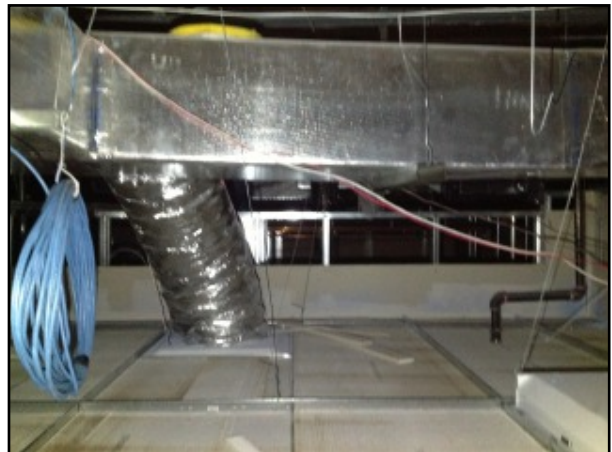


Figure 20-4

## Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method:	Not Present
Vapor Retarder:	Not Present
Underfloor Insulation:	Not Present
Ventilation Present:	Not Present

(Crawlspace continued)

Moisture Condition:

Not Present

## Restrooms

### Bathroom #1

Location:	Front Waiting Area
Sink(s):	Wall Mounted
	Condition: Satisfactory
Toilet:	ADA
	Condition: Satisfactory
Urinal:	Not Present
Mirror:	Yes
	Condition: Satisfactory
Grab Bars:	Yes
	Condition: Satisfactory
Soap Dispenser:	Yes
	Condition: Satisfactory
TP Dispenser:	Yes
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Not Present



Comment 21:  
RR1.

(Bathroom #1 continued)

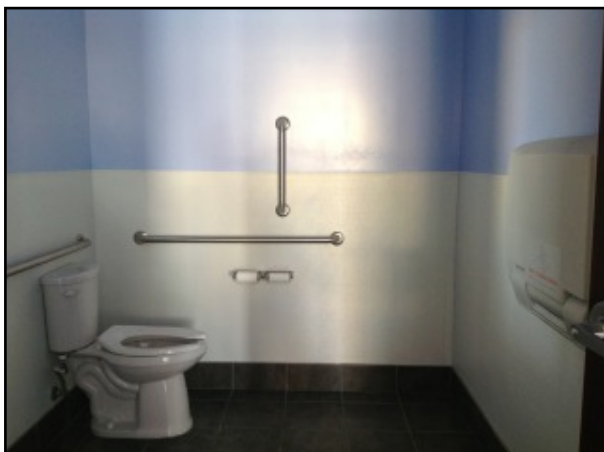


Figure 21-1

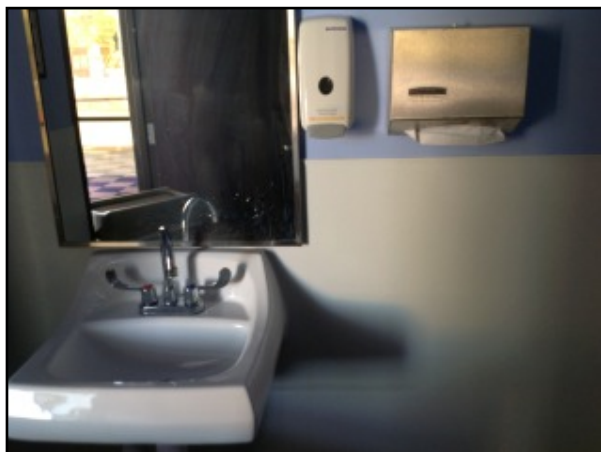


Figure 21-2

## Bathroom #2

Location:	Front Office
Sink(s):	Wall Mounted
	Condition: Satisfactory
Toilet:	ADA
	Condition: Satisfactory
Urinal:	Not Present
Mirror:	Yes
	Condition: Satisfactory
Grab Bars:	Yes
	Condition: Satisfactory
Soap Dispenser:	Yes
	Condition: Satisfactory
TP Dispenser:	Yes
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Not Present

(Bathroom #2 continued)



Comment 22:  
RR2.



Figure 22-1



Figure 22-2

## Bathroom #3

Location:	Back
Sink(s):	Wall Mounted
	Condition: Satisfactory
Toilet:	ADA
	Condition: Satisfactory
Urinal:	Not Present
Mirror:	Yes
	Condition: Satisfactory
Grab Bars:	Yes
	Condition: Satisfactory
Soap Dispenser:	Yes
	Condition: Satisfactory
TP Dispenser:	Yes
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Not Present

(Bathroom #3 continued)



Comment 23:  
RR3.



Figure 23-1



Figure 23-2

## Built In Coolers

Floor Elevation:	Not Present
Structural Part Of The Building?:	Not Present
Ceiling Height:	Not Present
Door Dimension :	Not Present

## Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation (if Power is On).

Type of Service:	Underground
Transformer Location:	On the ground
Main Disconnect Location:	Meter Box
Service Panel Location:	Interior
Service Panel Manufacturer:	Cutler hammer
Service Line Material:	Cooper
Service Voltage:	120/208 3 phase
Service Amperage:	225 amps

(Electrical continued)

Service Panel Ground:	Ground Rod
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
GFCI/AFCI Breakers:	Not Present
Smoke Detectors:	9 volt Battery Type
	Condition: Satisfactory



Comment 24:  
Main.



Figure 24-1

## Sub Panel

Location:	Next To Main
Service Line Material:	Copper
Overcurrent Protection:	Breakers
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
GFCI/AFCI Breakers:	Not Present



Comment 25:  
Sub.



(Sub Panel continued)



Figure 25-1

## Interior Lighting

Location:	Thruout
Type:	See qty
	Condition: Satisfactory
Qty:	(8)Can, (1)Strip surface mounted 2 bulb 4ft, (38)Troffer 2x4 3 bulb, (4)Pendant , (11)Wall fixture, (3)Vanity
	Condition: Satisfactory



Comment 26:  
Can.

(Interior Lighting continued)



Figure 26-1



Comment 27:  
2x4 3 bulb.



Figure 27-1



Comment 28:  
Pendant.



(Interior Lighting continued)



Figure 28-1



Comment 29:  
Wall fixture.



Figure 29-1



Comment 30:  
Exit emergency.

(Interior Lighting continued)



Figure 30-1



Comment 31:  
Emergency.



Figure 31-1



Comment 32:  
Vanity.

(Interior Lighting continued)

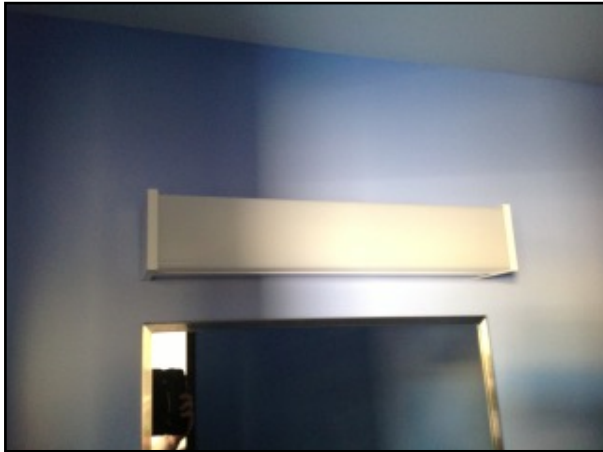


Figure 32-1

## Exterior Building Lighting

Location:

Thruout

Type:

Wall pack, Wall fixture

Condition: Satisfactory



Comment 33:

Wall fixture / wall PAC.



Figure 33-1



Figure 33-2

(Electrical continued)

## Electric Company And Meter Info

Meter Number:

Not Accessable



Comment 34:  
Meters in cabinet.



Figure 34-1

## Telephone Co And Demark Location

Demark Location:

Server Room



Comment 35:  
TBB.

(Telephone Co And Demark Location continued)



Figure 35-1

## Security Alarm System

Service Provider Name:	ADT
Panel Location:	Server Room
Key Pad Location:	Front Reception



Comment 36:  
Panel.



Figure 36-1

(Security Alarm System continued)



### Comment 37: Keypad.



Figure 37-1

## HVAC

HVAC Diffusers Qty: 55  
HVAC Diffusers Diameter: 2x2

## Heating/ Cooling Unit

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Roof
Style Of Unit:	RTU
Type of Equipment:	Forced Air
	Condition: Satisfactory
Manufacturer:	Carrier
Model Number:	50hjq006---521--
Heating Fuel:	Electric
Tonage:	Not Present
Input BTUs:	Not Present
Output BTUs:	Not Present



(Heating/ Cooling Unit continued)

Approximate Age:

3

Filter Location:

Return Air Diffuser

Condition: Satisfactory

Output Temperature:

Not Present

Type of Distribution:

Metal Ducting, Flexible Ducting

Condition: Satisfactory



Comment 38:

Label.



Figure 38-1



Comment 39:

Thermostat.

(Heating/ Cooling Unit continued)



Figure 39-1

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Heating/ Cooling Unit #2

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Roof
Style Of Unit:	RTU
	Condition: Satisfactory
Type of Equipment:	Forced Air
	Condition: Satisfactory
Manufacturer:	Carrier
Model Number:	50hjq006---521--
Heating Fuel:	Electric
	Condition: Satisfactory
Tonage:	Not Present

(Heating/ Cooling Unit #2 continued)

Input BTUs:	Not Present
Output BTUs:	Not Present
Approximate Age:	3
Filter Location:	Return Air Diffuser
	Condition: Satisfactory
Output Temperature:	Not Present
Type of Distribution:	Metal Ducting, Flexible Ducting
	Condition: Satisfactory



Comment 40:  
Label.



Figure 40-1



Comment 41:  
Thermostat.

(Heating/ Cooling Unit #2 continued)



Figure 41-1

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Heating/ Cooling Unit #3

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Roof
Style Of Unit:	RTU
	Condition: Satisfactory
Type of Equipment:	Forced Air
	Condition: Satisfactory
Manufacturer:	Carrier
Model Number:	50hjq006---521--

(Heating/ Cooling Unit #3 continued)

Heating Fuel:

Electric

Tonage:

Condition: Satisfactory

Input BTUs:

Not Present

Output BTUs:

Not Present

Approximate Age:

Not Present

Filter Location:

3

Return Air Diffuser

Condition: Satisfactory

Output Temperature:

Not Present

Type of Distribution:

Metal Ducting, Flexible Ducting

Condition: Satisfactory



Comment 42:

Label.



Figure 42-1



Comment 43:

Thermostat.

(Heating/ Cooling Unit #3 continued)



Figure 43-1

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Heating/ Cooling Unit #4

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Roof
Style Of Unit:	RTU
	Condition: Satisfactory
Type of Equipment:	Forced Air
	Condition: Satisfactory
Manufacturer:	Carrier
Model Number:	50hjq006---521--



(Heating/ Cooling Unit #4 continued)

Heating Fuel:

Electric

Tonage:

Condition: Satisfactory

Input BTUs:

Not Present

Output BTUs:

Not Present

Approximate Age:

Not Present

Filter Location:

3

Return Air Diffuser

Condition: Satisfactory

Output Temperature:

Not Present

Type of Distribution:

Metal Ducting, Flexible Ducting

Condition: Satisfactory



Comment 44:  
Label.



Figure 44-1



Comment 45:  
Thermostat.

(Heating/ Cooling Unit #4 continued)



Figure 45-1

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Oven Hoods

QTY:	Not Present
Dimensions:	Not Present

## Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Public
Supply Pipe Material:	Copper
	Condition: Satisfactory
Location of Main Water Shutoff:	At Meter
Sewer System:	Public
Waste Pipe Material:	PVC
Sump Pump:	Not Present

(Plumbing continued)

Location of Gas Shutoff: Not Present

## Water Company Info

Service Provider Name: Unknown  
Meter Number: Unknown



Comment 46:  
Meter.



Figure 46-1

## Gas Company Info

Service Provider Name: Not Present  
Meter Number: Not Present

## Water Heater

Manufacturer: Bradford White  
Fuel: Electric  
Capacity: 50 gal  
Approximate Age: 3  
Temp & Pressure Relief Valve: Present With Blow Off Leg  
Condition: Satisfactory  
Fuel Disconnect: In Same Room

(Water Heater continued)



Comment 47:  
Label.



Figure 47-1

## Fire Sprinklers

Instalation/ Monitoring Co:	SES
	Condition: Satisfactory
Sprinkler Heads Qty:	42
	Condition: Satisfactory
Type:	Normal



Comment 48:  
Fire control panel.

(Fire Sprinklers continued)



Figure 48-1



Comment 49:  
Sprinkler head types.



Figure 49-1

## Garage / Warehouse

Garage Type:	Not Present
Garage Size:	Not Present
Door Opener:	Not Present

## Exterior

Exterior Covering:	Not Present
Exterior Trim Material:	Not Present

## Roofing

Inspection Method:	Not Present
Roofing Material:	Not Present
Approximate Roof Age:	Not Present
Ventilation Present:	Not Present
Gutters & Downspouts:	Not Present

## Structure

Wall Structure:	Not Present
Ceiling Structure:	Not Present
Roof Structure:	Not Present
Roof Sheathing:	Not Present



# Report Summary